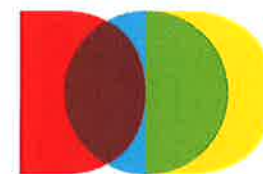


# Land Development Code Update

Andrew Persons



DEPT  
OF  
DOING

#140820

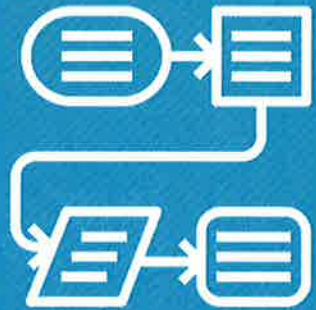
#140819

#140818

#140817

City Commission  
May 18, 2017





Process

1. Comprehensive Plan: Ordinance 140817



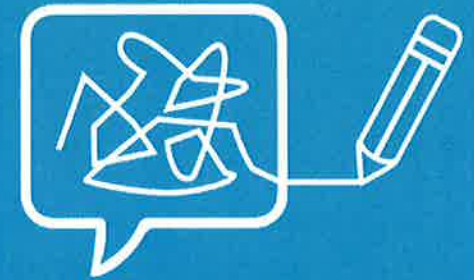
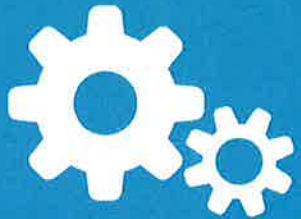
2. Land Development Code: Ordinance 140818



3. Land Use Map: Ordinance 140819



4. Zoning Map: Ordinance 140820



# Reorganization + Simplification



Overview

Reorganize

Urban Zones

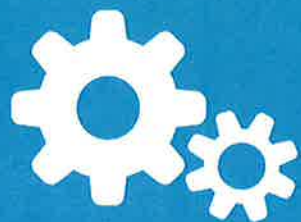
Process

Transparency

UX

Neighborhoods

Recommendation



# Reorganization

Chapter:	From:	To:
1	General Provisions	<u>Generally</u>
2	Definitions and Rules of Construction	<u>Definitions</u>
3	Review Authority and Procedures	<u>How-to Guide</u>
4	District Regulations	<u>Zoning</u>
5	Requirements for Specially Regulated Uses	<u>Use Standards</u>
6	Development and Subdivision Design	<u>Development Standards</u>
7	Parking and Loading Regulations	<u>Parking</u>
8	Resource and Environmental Management	<u>Protection of Resources</u>
9	Sign Regulations	<u>Signs</u>
10	Vested Rights, Nonconformities, and Concurrency Management	<u>Nonconformities and Vested Rights</u>

Overview

Reorganize

Urban Zones

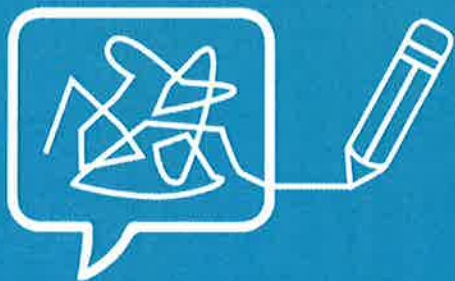
Process

Transparency

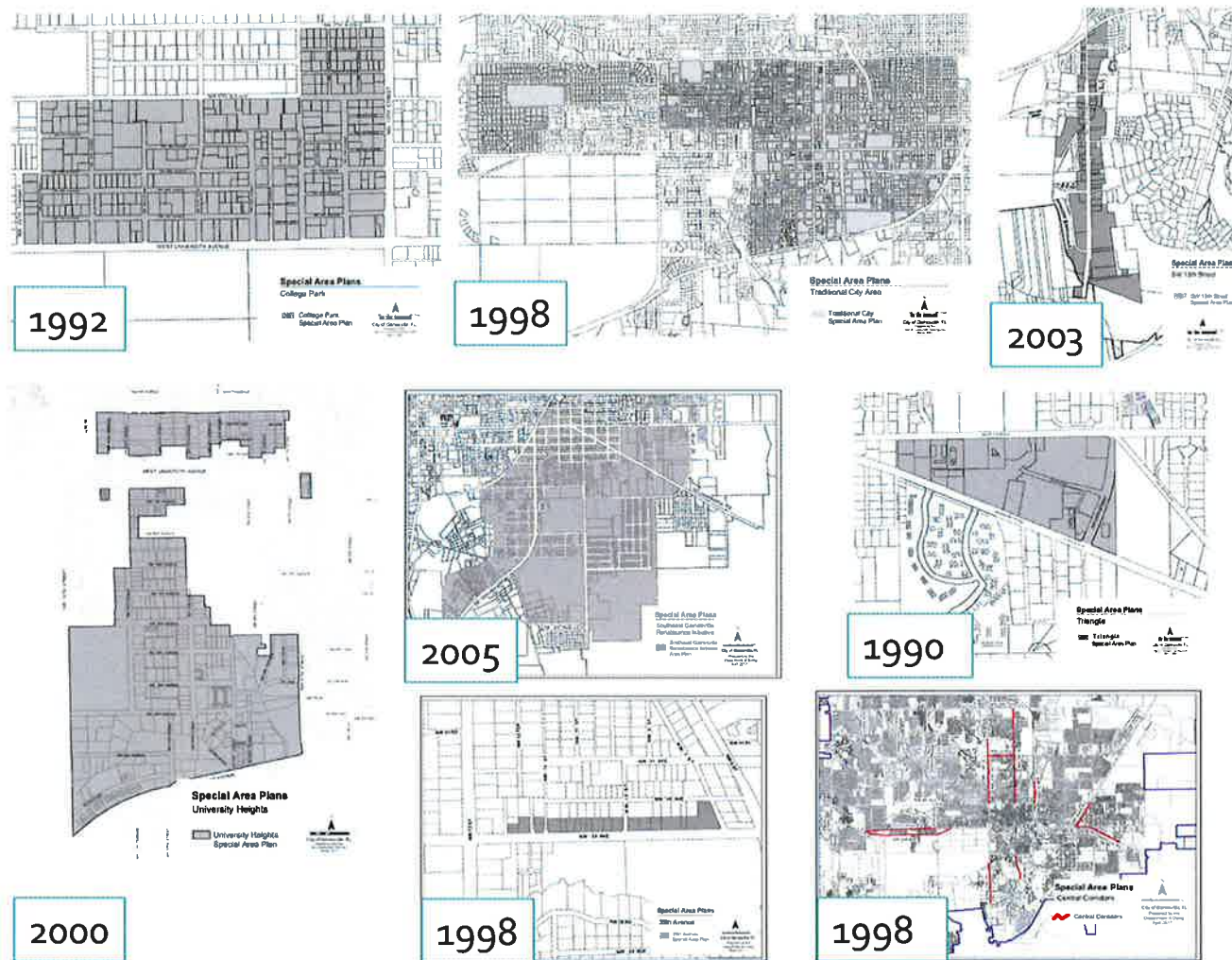
UX

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Simplification





# Urban Zones



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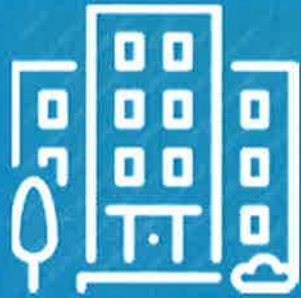
Process

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## Urban Zones

10 new zoning districts:

- Rezoning Special Area Plans
- Transition of the urban form

	ZONE DESCRIPTION	INTENDED SITE LAYOUT	
<b>Urban Zone 1</b> 	<b>Urban Zone 1</b> Consists of predominantly low to medium density residential areas, adjacent to higher intensity zones where neighborhood services and mixed use are permitted.		Buildings typically occupy the center of the lot with setbacks on all sides. The front yard is intended to be visually continuous with the yards of adjacent buildings.
<b>Urban Zones 2-5</b> 	<b>Urban Zones 2 - 5</b> Consists of a wide range of residential building types. Higher number zones provide for the integration of offices and neighborhood services within an increasingly urban fabric. Setbacks and landscaping are variable. Streets with curbs and sidewalks define medium-sized blocks.		Buildings typically occupy one side of the lot leaving a setback to the other side to allow for access or privacy. In many instances, the building occupies the entire lot frontage. A shallow frontage setback defines a more urban condition.
<b>Urban Zones 6-9</b> 	<b>Urban Zones 6 - 9</b> Consists of higher density mixed use buildings that accommodate retail, offices, and apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.		The building typically occupies the full frontage, leaving the rear of the lot as the sole yard. The continuous facade steadily defines the public street. In its residential form, this type is the attached dwelling. The rear yard can accommodate substantial parking.
<b>Downtown</b> 	<b>Downtown</b> Consists of the highest density and height development, with the greatest variety of uses, and civic buildings of regional importance. Streets have steady street tree planting and buildings are set close to wide sidewalks.		The building occupies the boundaries of its lot while internally defining one or more private patios. This is the most urban of types, as it is able to shield the private realm from all sides while strongly defining the public street.



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Urban Zones

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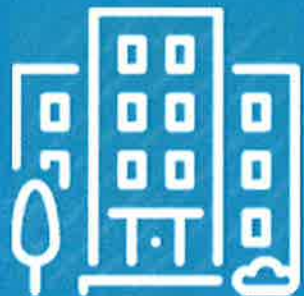
Process

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## Urban Zones



Less Urban

More Urban

Urban  
Zone 1

Downtown

Overview

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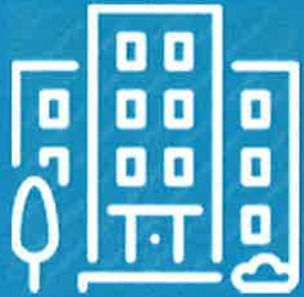
Process

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## Urban Zones



## Urban Zone 2



Overview

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Urban Zones

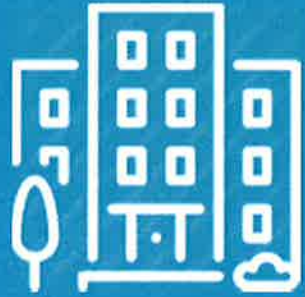
Process

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# Urban Zones



## Urban Zone 3





Overview

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# Urban Zones

Urban Zone 4



Overview

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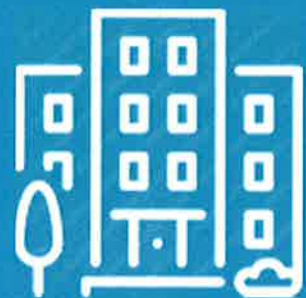
Process

Transparency

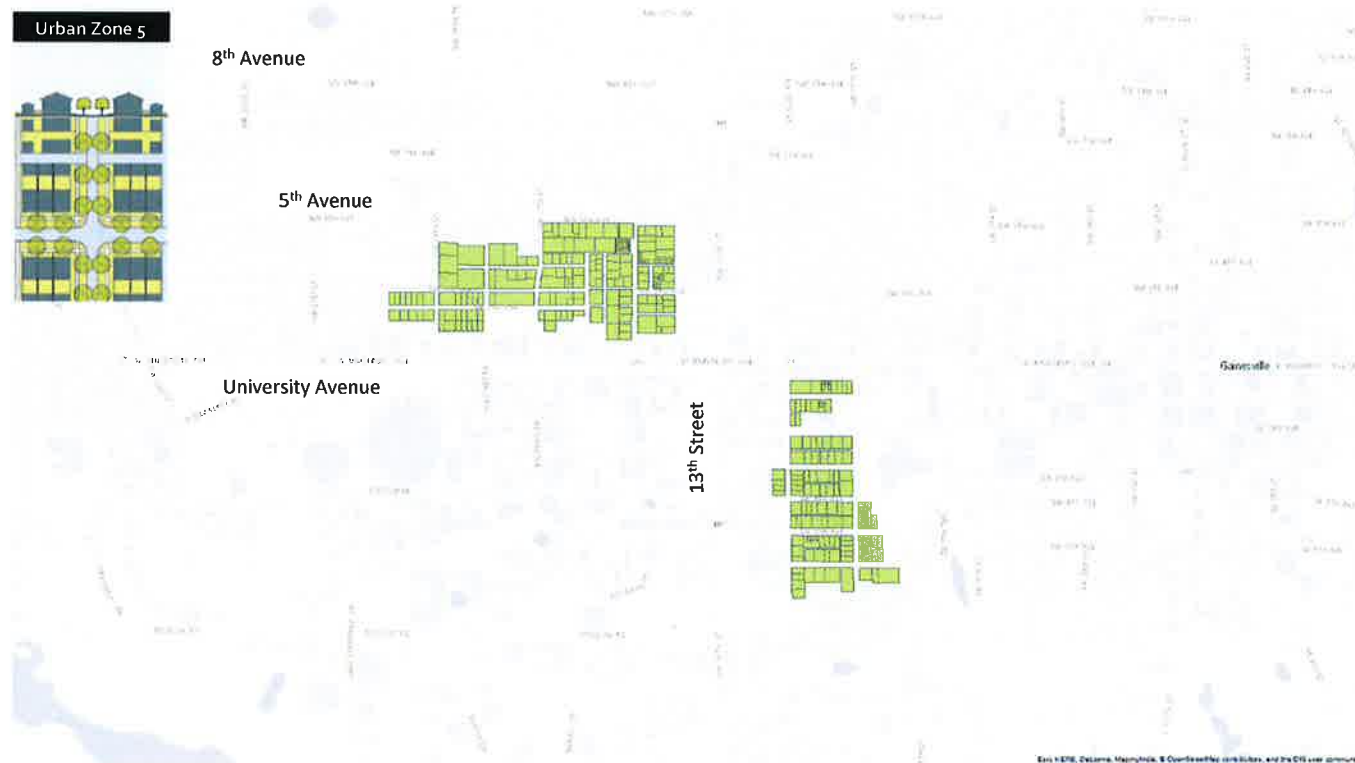
UX

Neighborhoods

Recommendation



# Urban Zones





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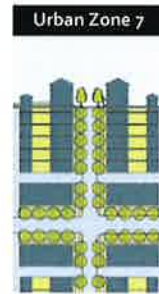
UX

Neighborhoods

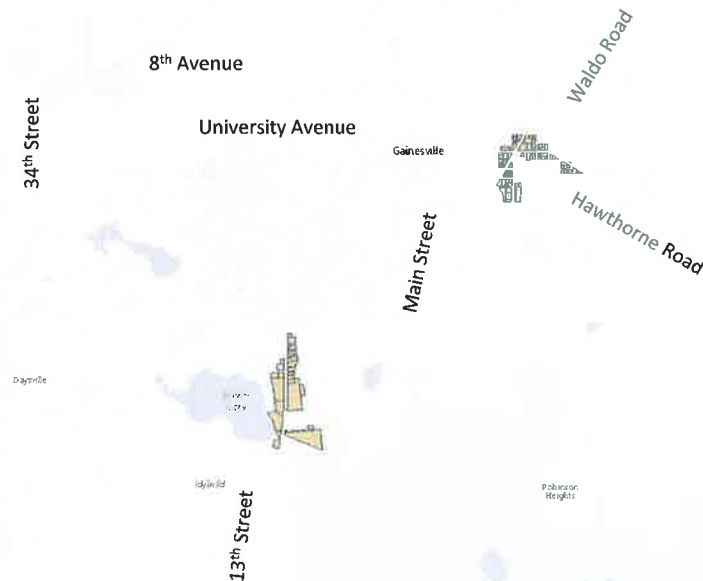
Recommendation



# Urban Zones



## Urban Zone 7





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Urban Zones



## Urban Zone 8



Map HERE, DeLano, Massachusetts. © OpenStreetMap contributors, and the OSM user community.

Overview

Reorganize

Urban Zones

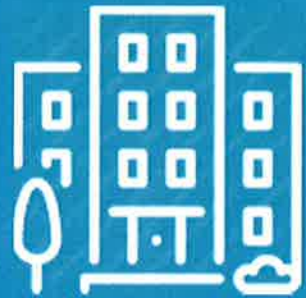
Process

Transparency

UX

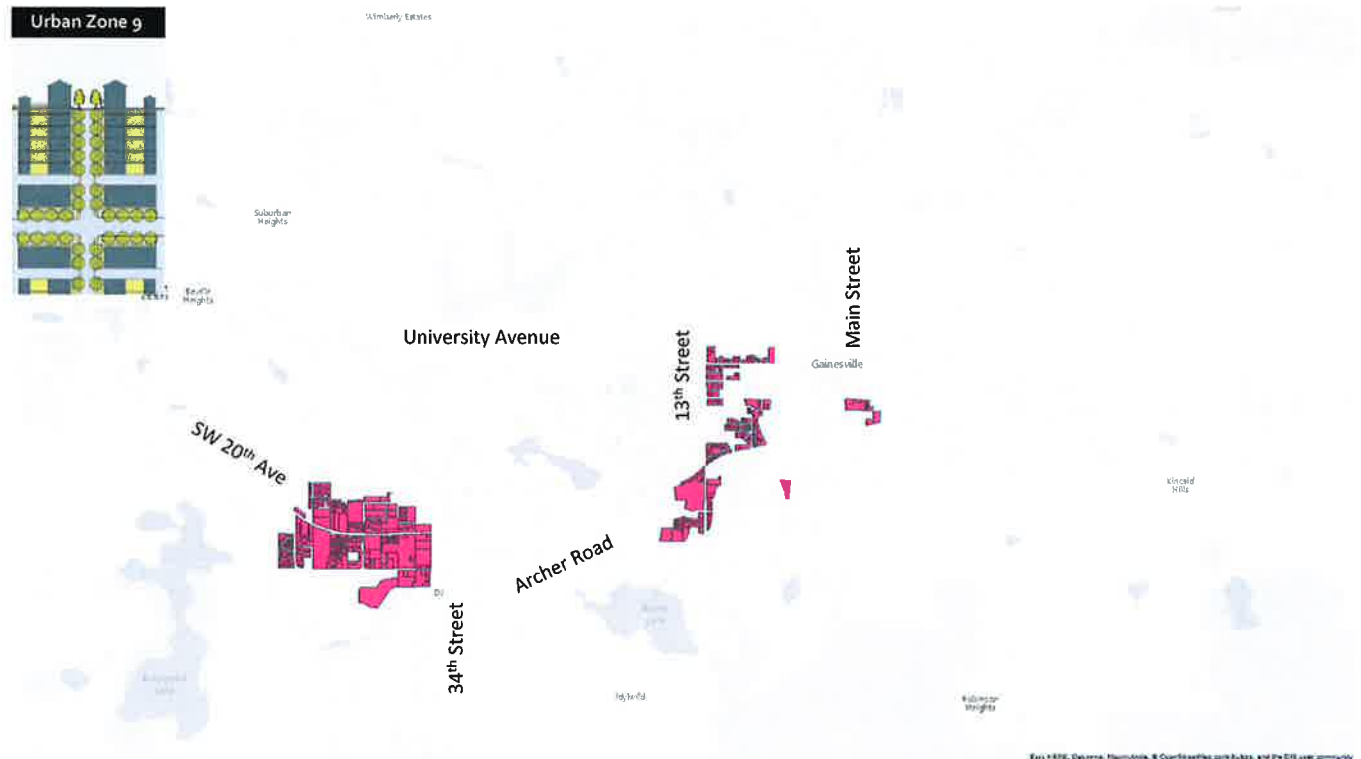
Neighborhoods

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# Urban Zones

## Urban Zone 9



Overview

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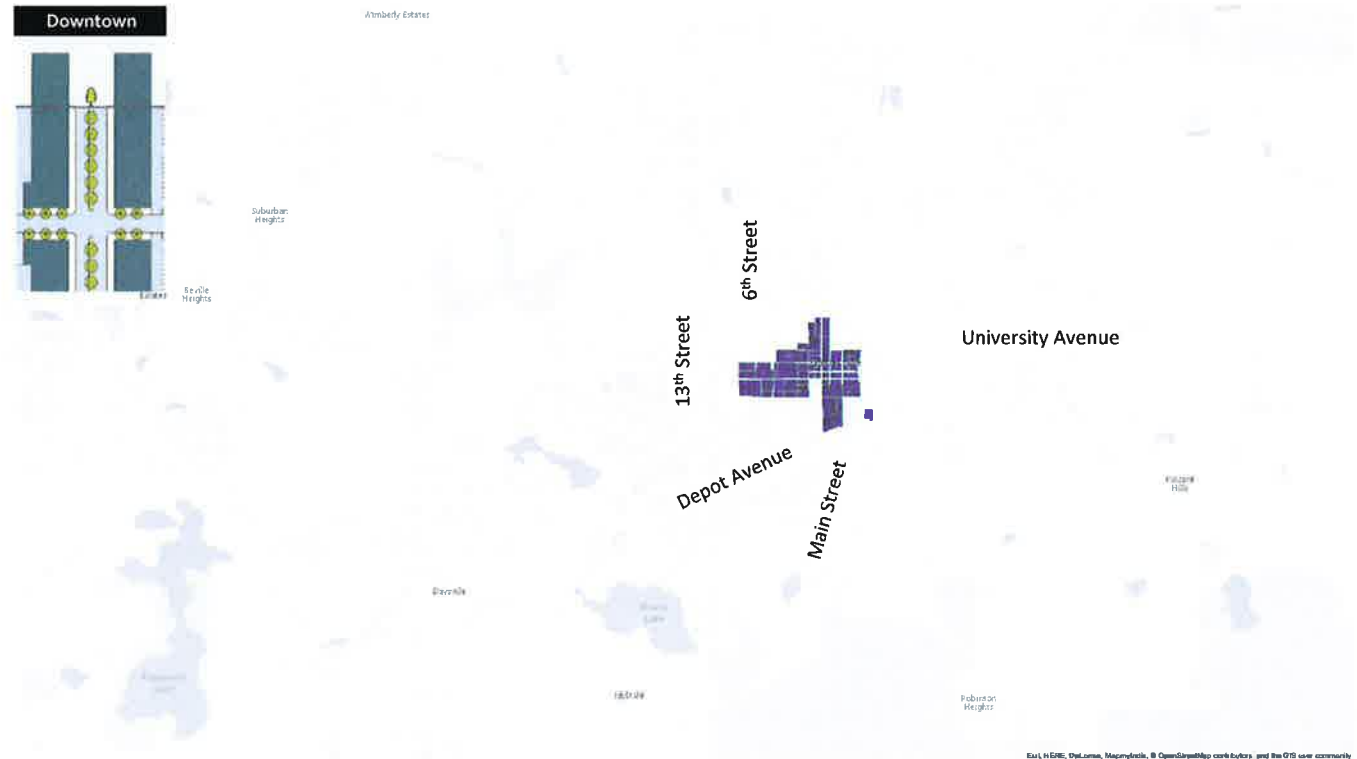
Recommendation



# Urban Zones



## Downtown



Map, in GIS, OpenStreetMap, MappingData, © OpenStreetMap contributors, and the GIS user community





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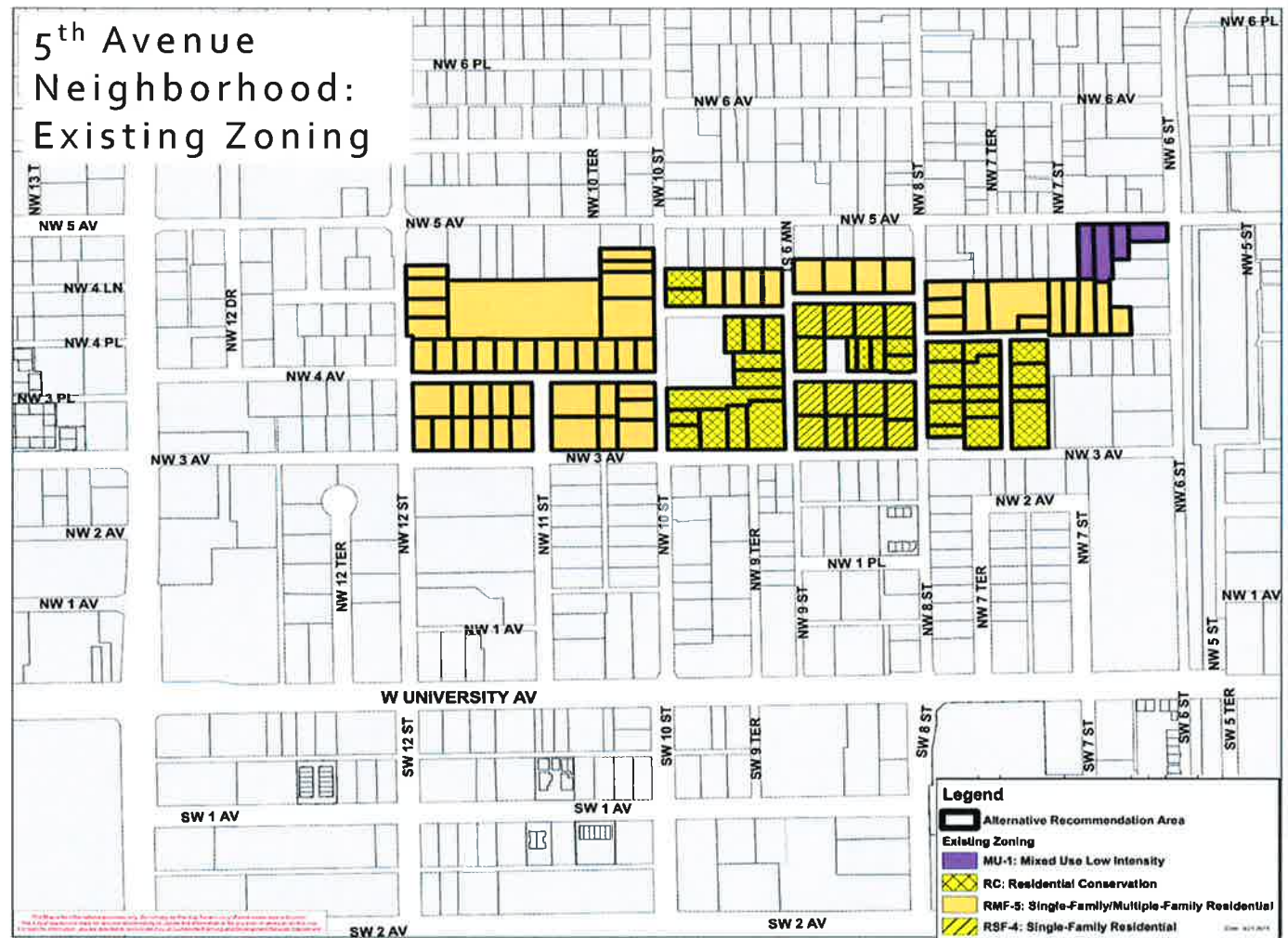
UX

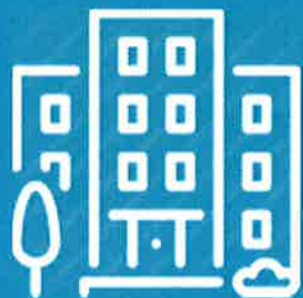
Neighborhoods

Recommendation

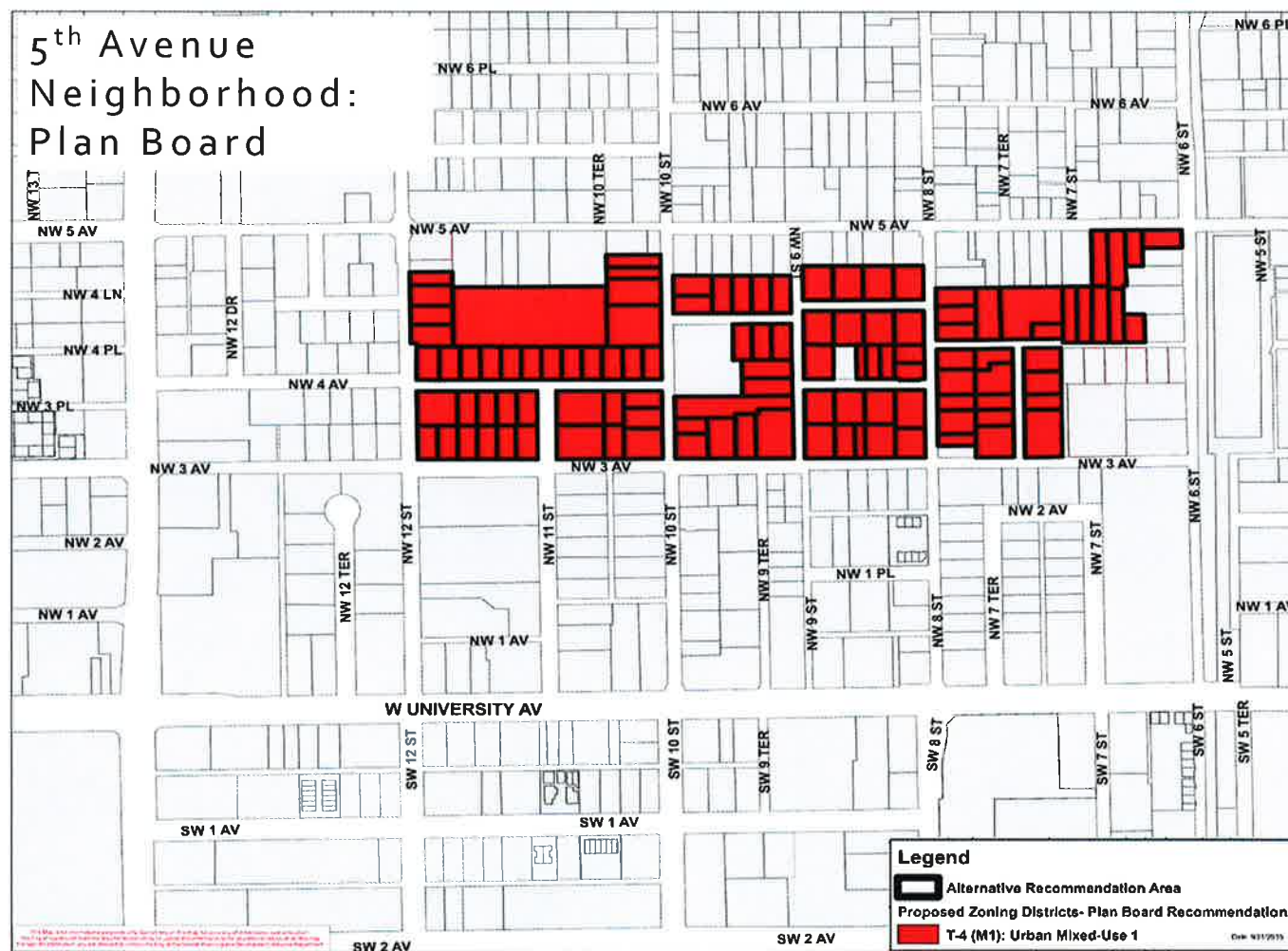


# Urban Zones

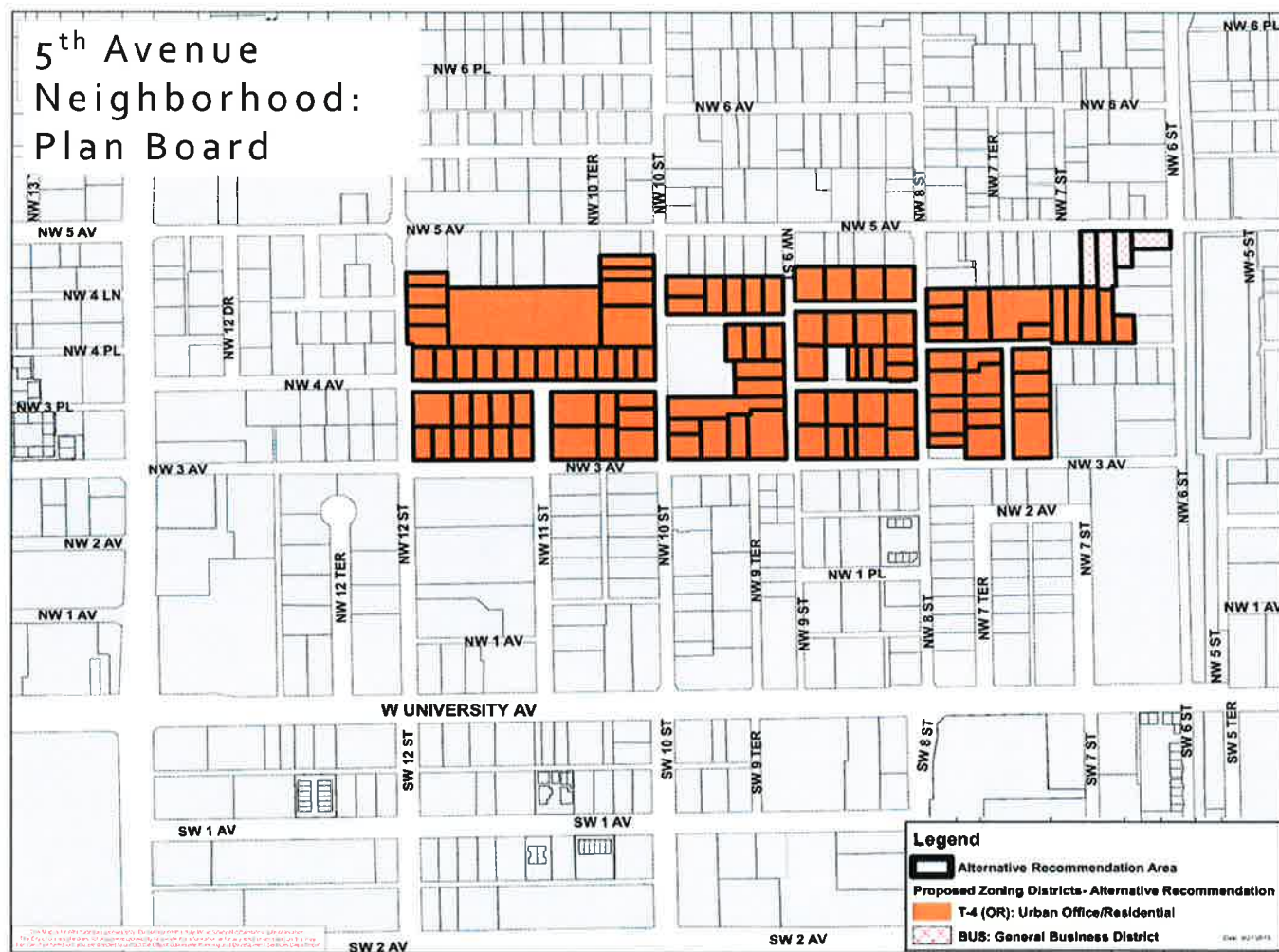


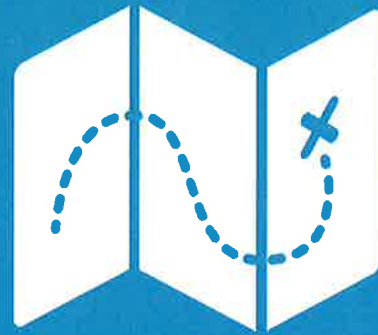


# Urban Zones









# Process improvements



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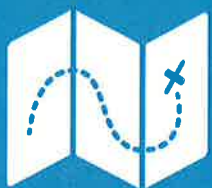
Process

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## Process improvements

- Consolidated board responsibilities
- Appeals
- Application requirements in the digital age
- Non-conforming uses
- Simplified uses

Overview

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Urban Zones

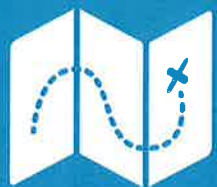
Process

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## Process improvements



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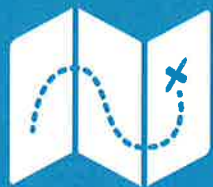
Process

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# Process improvements



DEPT  
OF  
DOING

LAND DEVELOPMENT CODE

§ 30-61

SIC	Uses	Conditions
MG-72	Personal services	Including funeral services and crematories in accordance with article VI
MG-73	Business services	Excluding outdoor advertising services (IN-7312, heavy construction equipment rental and leasing (IN-7353), and equipment rental and leasing, not elsewhere classified (IN-7359); and including disinfecting and pest control services (IN-7342), in accordance with article VI.
GN-752	Automobile parking	
MG-76	Miscellaneous repair services	Excluding miscellaneous repair shops and related services (GN-769), and including repair services for household needs as defined in article II
MG-78	Motion pictures	Excluding drive-in theaters (IN-7833) and outdoor filming facilities and sexually oriented motion picture theaters and motion picture arcades
MG-79	Amusement and recreation services	Only within enclosed structures, and excluding go-cart rental and raceway operations and also excluding commercial sports (GN-794)
MG-80	Health services	Including nursing and personal care facilities (GN-805) in accordance with article VI, and excluding hospitals (GN-806) and rehabilitation centers.
MG-81	Legal services	
MG-82	Educational services	Including private schools in accordance with article VI
MG-83	Social services	Including day care as defined in article II and in accordance with article VI, excluding rehabilitation centers, halfway houses, social service homes, and residences for destitute people as defined in article II
GN-841	Museums and art galleries	
MG-86	Membership organizations	
MG-87	Engineering, accounting, research, management and related services	Excluding testing laboratories, (IN-8734) and facility support management services (IN-8744)
MG-89	Services, not elsewhere classified	
Div. J	Public administration	
	USES BY SPECIAL USE PERMIT	

Supp. No. 33, 11-10

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Overview

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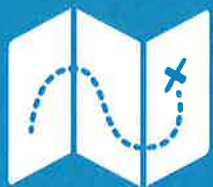
Process

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# Process improvements



LAND DEVELOPMENT CODE

§ 30-61

SIC	Uses	Conditions
MG-72	Personal services	Including funeral services and crematories in accordance with article VI.
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GN-841	Museums and art galleries	
MG-86	Membership organizations	
MG-87	Engineering, accounting, research, management and related services	Excluding testing laboratories, (IN-8734) and facility support management services (IN-8744).
MG-89	Services, not elsewhere classified	
Div. J	Public administration	
	USES BY SPECIAL USE PERMIT	

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EXECUTIVE OFFICE OF THE PRESIDENT  
OFFICE OF MANAGEMENT AND BUDGET

# STANDARD INDUSTRIAL CLASSIFICATION MANUAL

1987



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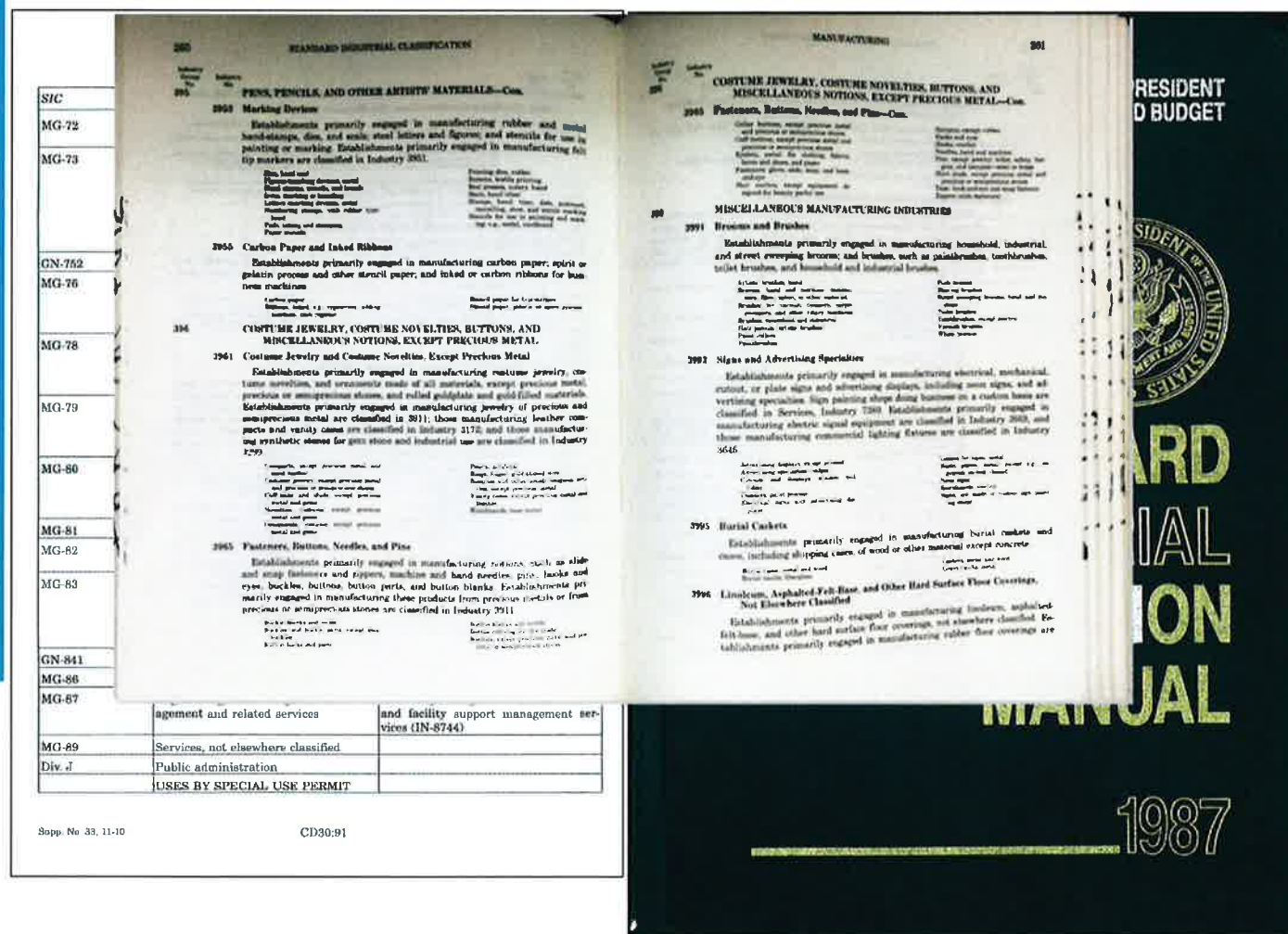
# Process improvements

SIC
MG-72
MG-73
GN-752
MG-76
MG-78
MG-79
MG-80
MG-81
MG-82
MG-83
GN-841
MG-86
MG-87
MG-89
Div. J

agement and related services	and facility support management services (IN-8744)
Services, not elsewhere classified	
Public administration	
USES BY SPECIAL USE PERMIT	

Supp. No. 33, 11-10

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DEPT  
OF  
DOING

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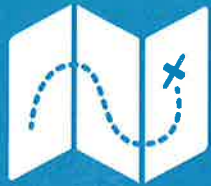
Process

Transparency

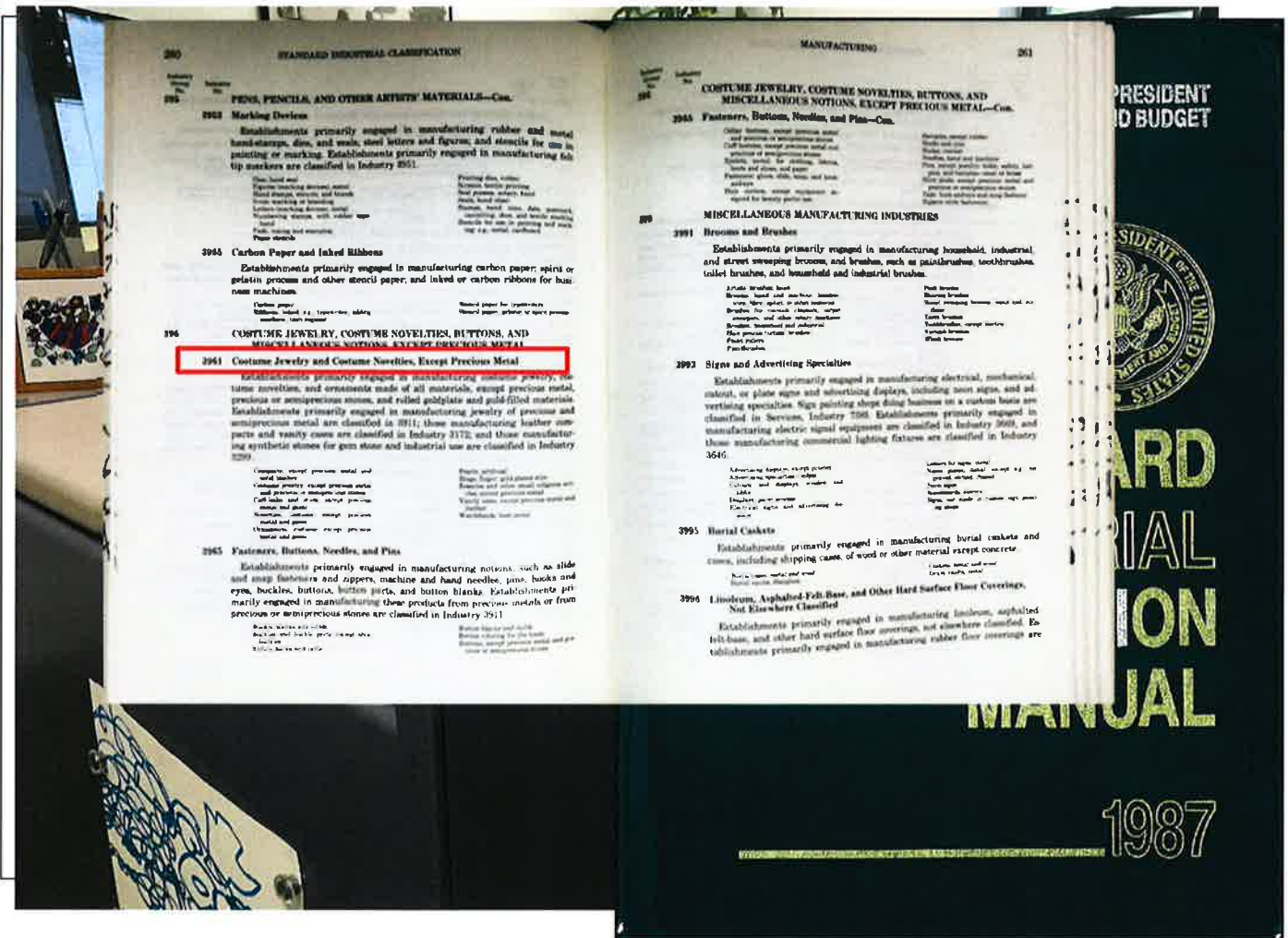
UX

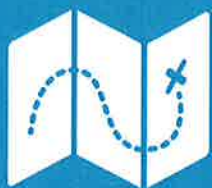
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# Process improvements





# Process improvements

## Section 30-4.12. Permitted Uses.

Buildings in each transect shall conform to the uses listed in Table V-1. The uses listed shall be conducted within buildings and sites that meet the requirements of this code. No modifications or variances from the requirements of this section shall be allowed. Uses and activities shall also conform to the environmental performance standards in **Section 30-9.2**.

**Table V - 1: Permitted Uses within Transects.**

	See Section	Urban Zone 1	Urban Zone 2	Urban Zone 3	Urban Zone 4	Urban Zone 5	Urban Zone 6	Urban Zone 7	Urban Zone 8	Urban Zone 9	Downtown
<b>RESIDENTIAL</b>											
Single-family house		P	P	P	P	P	P	P	P	P	P
Attached dwellings (up to 6 attached units)		-	P	P	P	P	P	P	P	P	P
Multi-family, small-scale (2-4 units per building)	30-6.19	-	P	P	P	P	P	P	P	P	P
Multi-family dwelling	30-6.19	-	-	P	P	P	P	P	P	P	P
Accessory dwelling unit	30-6.41	-	P	P	P	P	P	P	P	-	-
Adult day care home	30-6.2	P	P	P	P	P	P	P	P	P	P
Community residential homes (up to 6 residents)	30-6.6	P	P	P	P	P	P	P	P	-	-
Community residential homes (more than 6 residents)	30-6.6	-	-	P	P	P	P	P	P	P	-



# Transparency + Predictability



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# Transparency + Predictability

## Old:

Automatic board review

Special Use Permits

Height increases and  
waivers: case-by-caseVariable regulations by  
SAP

## New:

Board review if variance from code

Performance based design criteria

Height and flexibility with public  
benefit and measurable standards

Standardized approach

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# Transparency + Predictability

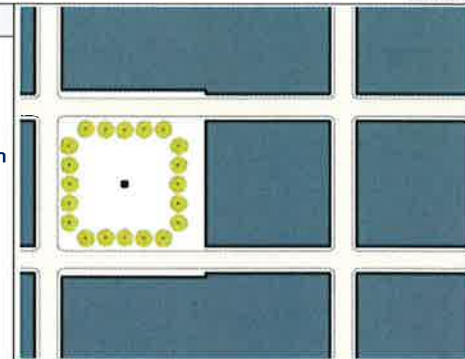
## • Height bonus system:

- Public open space
- Affordable housing
- Undergrounding utilities
- Structured parking
- Tree preservation
- Enhanced transit facilities

### Plaza

An open space for commercial and civic purposes consisting primarily of paved surfaces. A plaza is spatially defined by building frontages.

1. Plazas should be located at the intersection of important streets.
2. Plazas must front on at least one street.
3. Façades facing the plaza should have at least 40% of their first floor's primary façade in transparent windows.



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# Transparency + Predictability

## • Modifications:

Requested modification	Compensating enhancement of the public realm (min)
Variation in the street setback up to 3 feet	<ol style="list-style-type: none"> <li>1. 10% increase above required 1st floor glazing.</li> <li>2. Increase of 2 feet above required sidewalk width.</li> <li>3. 10% increase above required building frontage.</li> <li>4. Increase of 4 feet above min 1st floor height.</li> <li>5. Increase of 2 feet above minimum landscape zone.</li> </ol>
Reductions in required glazing percentages in Section 30-5.17 up to 10%.	
Reductions in the required building frontage percentages in Section 30-5.17 up to 10%	
Reductions in landscape zones in Section 30-5.17 up to 2 feet, however in no case shall a landscape area be less than 4 feet in depth	

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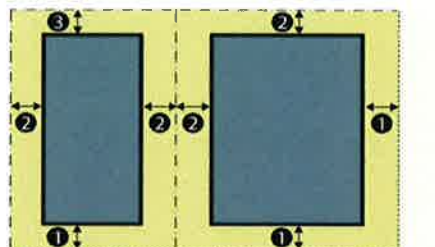


# Transparency + Predictability



## Consistency of standards:

Figure V - 5: Building Setbacks



- ① Street Setback
- ② Side Setback
- ③ Rear Setback

Figure V - 17: Non-Residential Glazing

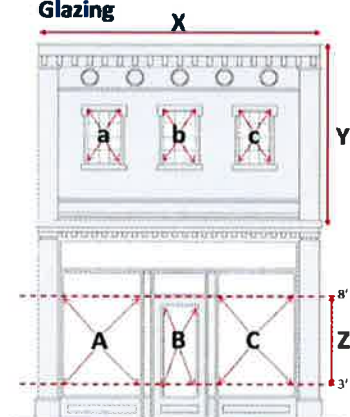
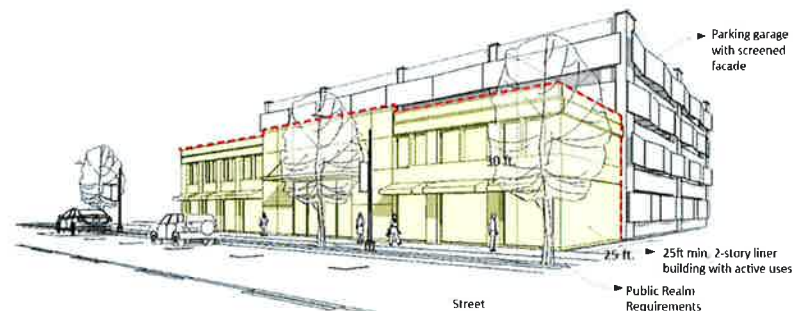
First Floor  $\frac{A+B+C}{X \times Z}$ Floors Above  $\frac{a+b+c}{X \times Y}$ 

Figure V-8: Parking garage with liner building

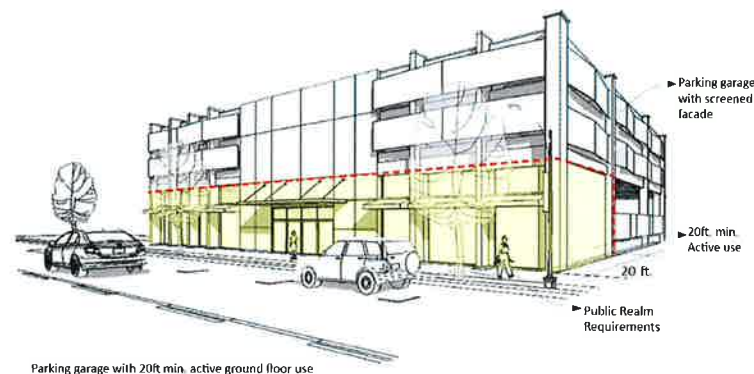


Figure V-9: Parking garage with ground floor active uses





# User Experience

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User  
experience

- Tables and Graphics:

From this...



#1

The Traditional City

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User  
experience

- Tables and Graphics:

To this...



Form Based Code

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## User experience

### • Tables and Graphics:

#### From this...

Sec. 30-69. - Limited industrial district (I-1).



- (a) *Purpose.* The I-1 district is established for the purpose of providing sufficient space in appropriate locations physically suitable for the development of certain types of retail-commercial sales and services, as well as research operations, wholesale or storage distribution concerns, and enterprises engaged in light manufacturing, processing or fabrication of products and machinery. This district contains those industries which generally are not objectionable because of noise, heavy truck traffic or fumes, or which generate nuisances which may be mitigated adequately by performance standards. In many instances, this district serves as a transition zone between intensive industrial activities and uses that are relatively sensitive to nuisance, such as residential and commercial areas and arterial streets.
- (b) *Objectives.* The provisions of this district are intended to:
- (1) Accommodate enterprises with functions requiring access to transportation services by providing them with locations that are in close proximity to necessary transportation facilities such as major thoroughfares, railroads or air terminals for the reception and eventual distribution of their goods or services;
  - (2) Promote, through development plan approval, the most efficient use of the land used for such development, as well as a harmonious relationship between such development and the land;
  - (3) Require appropriate buffering or screening around such development, to maintain its compatibility with surrounding land uses;
  - (4) Encourage such future development to occur on vacant land where the natural characteristics of such land are suitable for this type of development; and
  - (5) Require such development to occur where public facilities and services are existing or are within plans for improvement.
- (c) *Permitted uses.*
- (1) *Uses by right.*
    - a. Wholesale trade (Div. F), excluding the following: scrap and waste materials (IN-5093); construction and mining machinery and equipment (IN-5082); transportation equipment and supplies, except motor vehicles (IN-5088); and petroleum and petroleum products (GN-517).
    - b. Lumber and other building material dealers (GN-521).
    - c. Construction (Div. C), excluding heavy construction other than building construction contractors (MG-16).
    - d. Printing, publishing and allied industries (MG-27), excluding gravure commercial printing (IN-2754).
    - e. Railroad transportation (MG-40).
    - f. Local and suburban transit and interurban highway passenger transportation (MG-41).
    - g. Motor freight transportation and warehousing (MG-42).
    - h. U.S. Postal Service (MG-43).
    - i. Transportation services (MG-47).
    - j. Business services (MG-73) ; including disinfecting and pest control services (IN-7342), in accordance with article VI.
    - k. Miscellaneous manufacturing industries (MG-39).
    - l. Measuring, analyzing and controlling instruments; photographic, medical and optical goods; watches and clocks (MG-38).
    - m. Communications (MG-48).
    - n. Food and kindred products (MG-20), excluding the following: wet corn milling (IN-2046), raw cane sugar (IN-2061), and beet sugar (IN-2063).



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User  
experience

- Tables and Graphics:

To this...

TRANSECT	Urban Zone 1	Urban Zone 2	Urban Zone 3	Urban Zone 4	Urban Zone 5	Urban Zone 6	Urban Zone 7	Urban Zone 8	Urban Zone 9	Downtown
BLOCK STANDARDS										
Block perimeter (max feet)	2,600'								2,000'	1,600'
LOT CONFIGURATION										
Lot width (min feet)	34'	18'							18'	18'
DEVELOPMENT INTENSITY										
Nonresidential building coverage (max)	60%	80%							90%	100%
Residential density by right/with SUP* (max units per acre)	8	15	20	20	75	50/60	50/60	60/80	100/125	150/175
BUILDING FRONTAGE										
Primary frontage (min)	50%	60%							70%	80%
Secondary frontage (min)	30%	40%							50%	60%

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### • Tables and Graphics:

#### From this...

Sec. 30-332. - Required number of parking spaces.

- (a) *Generally.* The number of off-street parking spaces required for each use shall be as stipulated herein. In computing the number of off-street parking spaces required, a fractional space of one-half space or more shall be counted as one space.
- (1) The number of parking spaces listed in this section shall be the minimum number of spaces provided for vehicle and bicycle use, except that in conjunction with development plan approval the city plan board, development review board or the city manager or his or her designee may allow the substitution of bicycle parking facilities, in addition to the minimum number of required bicycle parking facilities, for vehicle parking spaces on a three-for-one basis. Such substitution shall be made upon presentation of evidence by the owner of the property that the proposed use will be better served through the provision of additional bicycle facilities. In no instance shall the number of vehicle parking spaces provided be reduced by substitution of bicycle parking facilities to less than 85 percent of the requirements of this section.
- (2) In conjunction with development plan approval, the city plan board, development review board or the city manager or his or her designee may allow ten additional spaces or up to ten percent of the required spaces, whichever is greater, to be counted as part of the minimum number of required spaces. The allowance shall be made upon presentation of evidence by the owner of the property that the proposed use has a justifiable need for the additional parking spaces.
- (3) The number of required off-street motorcycle parking spaces shall be one motorcycle space per 40 vehicle spaces required by this section. In computing the number of motorcycle parking spaces required, a fractional space of 0.5 or more shall be counted as one space. Motorcycle spaces are optional when less than 40 vehicle parking spaces are required. In conjunction with development plan approval the city plan board, development review board or the city manager or his or her designee may allow the substitution of motorcycle parking spaces, in addition to the minimum number of required motorcycle parking spaces, for up to 15 percent of required vehicle parking spaces on a one-for-one basis.

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## User experience

### • Tables and Graphics:

#### To this...

Transect	Min Vehicle Spaces		Min Bicycle Spaces		Min Scooter Spaces
	Nonresidential use	Residential Use	Nonresidential Use	Residential Use	
DT	-	-	1 per 2000 sq.ft. of GFA	1 per 3 bedrooms	1 per 6 bedrooms
U-9	-	-	1 per 2000 sq.ft. of GFA	1 per 3 bedrooms	1 per 6 bedrooms
U-8	-	-	1 per 2000 sq.ft. of GFA	1 per 3 bedrooms	1 per 6 bedrooms
U-7	-	1 per 3 bedrooms	1 per 2000 sq.ft. of GFA	1 per 3 bedrooms	1 per 6 bedrooms
U-6	-	1 per 3 bedrooms	1 per 2000 sq.ft of GFA	1 per 3 bedrooms	1 per 6 bedrooms
U-5	-	1 per 3 bedrooms	1 per 2000 sq.ft of GFA	1 per 3 bedrooms	-
U-4	Per parking code				
U-3					
U-2					
U-1					



# Neighborhoods



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## Neighborhoods

- Strong neighborhoods through sensible protections:
  - Height limits and step downs
  - Matching setbacks
  - Limit adjacent uses
  - Sensitive design
  - Bedrooms vs. Units
- Consistency with UF Strategic Development Plan

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## Neighborhoods

- Support public investment in Innovation Square
- Retain existing building heights everywhere else





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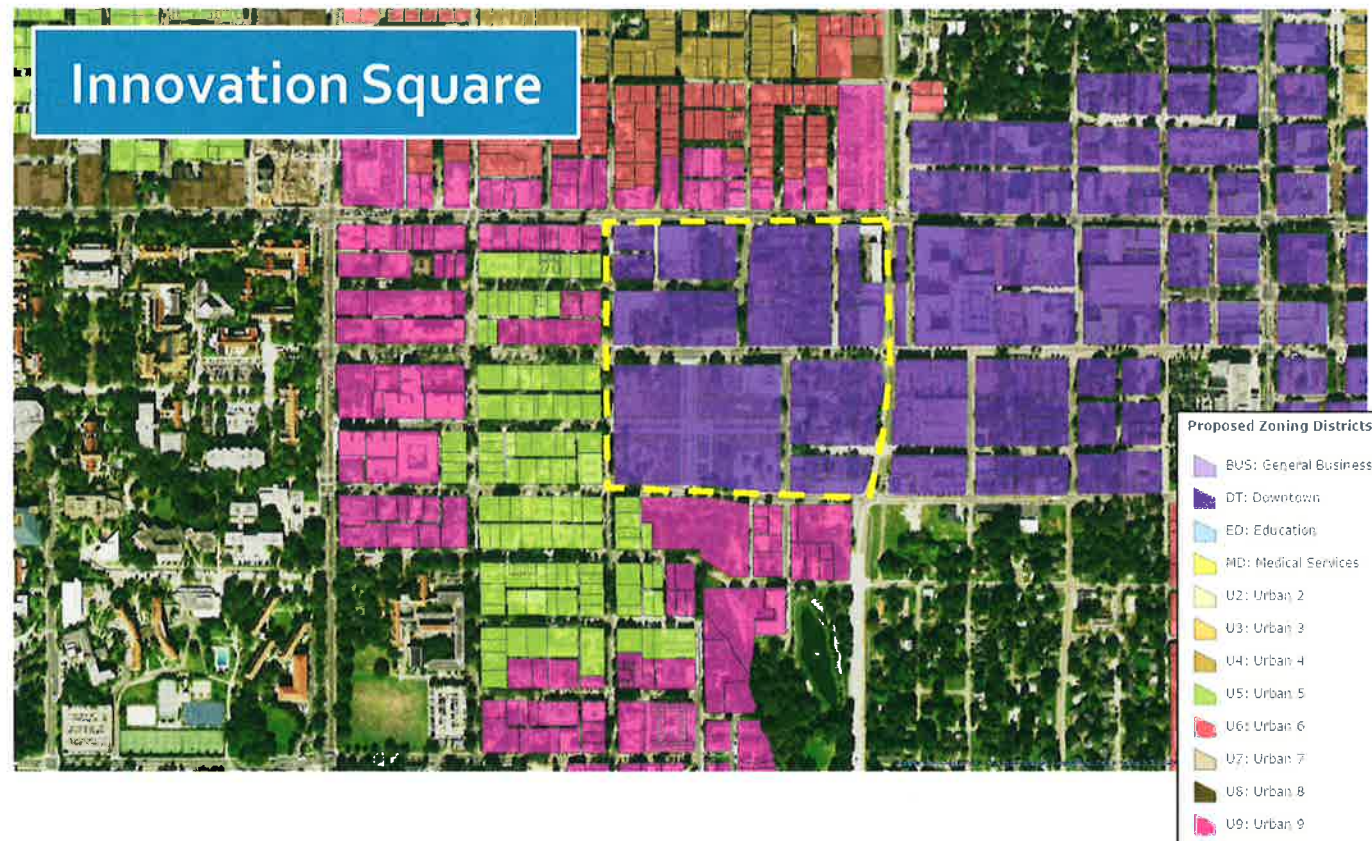
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# Neighborhoods

- Support public investment in Innovation Square
- Retain existing building heights everywhere else



Proposed Zoning Districts

- BUS: General Business District
- DT: Downtown
- ED: Education
- MD: Medical Services
- U2: Urban 2
- U3: Urban 3
- U4: Urban 4
- U5: Urban 5
- U6: Urban 6
- U7: Urban 7
- U8: Urban 8
- U9: Urban 9

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# Neighborhoods

## • Height Compatibility:

Within 100' of the Following Districts:	Max Building Height	
Single-Family Zoning	<p>3 stories and 36'</p> <ul style="list-style-type: none"><li>Measured to the roof peak with a hip, gable, mansard or similar roof where the 3<sup>rd</sup> floor is above the roof line, or</li><li>Measured to the top plate of the 3<sup>rd</sup> floor with a flat or similar roof.</li></ul>	Building facades shall not exceed 60' unless a substantial volume break is provided, such as a volume recess with a minimum 10' depth.
U-1		
Historic District (except University Heights-South)		
University Heights-South Historic District	<p>4 stories and 60'</p> <ul style="list-style-type: none"><li>Measured to the top plate of the 4<sup>th</sup> floor.</li></ul>	
Within the Following Districts:	Max Building Height	
Pleasant Street Historic District	3 stories and 36'	
Power District	<p>6 stories, but</p> <p>3 stories when adjacent to residential zoning, with a step-back of 15' per additional building story up to max permitted.</p>	



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# Neighborhoods

- Height Compatibility:

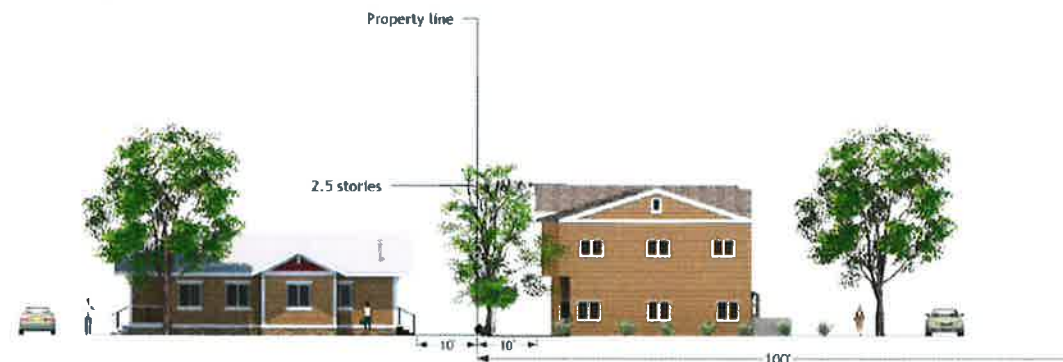


Figure 1: Height Compatibility Pitched Roof Example



Figure 2: Height Compatibility Flat Roof Example

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## Neighborhoods

- Non-conforming structures and uses:



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# Neighborhoods



## STRATEGIC DEVELOPMENT PLAN

UNIVERSITY OF FLORIDA  
GAINESVILLE

- Protecting historic neighborhoods
- Creating a diverse housing stock
- Providing greater public amenities
- Enhancing downtown with a strong urban core

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+  
Next Steps

## City Commission Adopt:

1. Ordinance 140817 (State Review)
2. Ordinance 140818
3. Ordinance 140819 (State Review)
4. Ordinance 140820